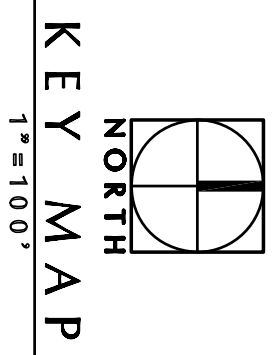
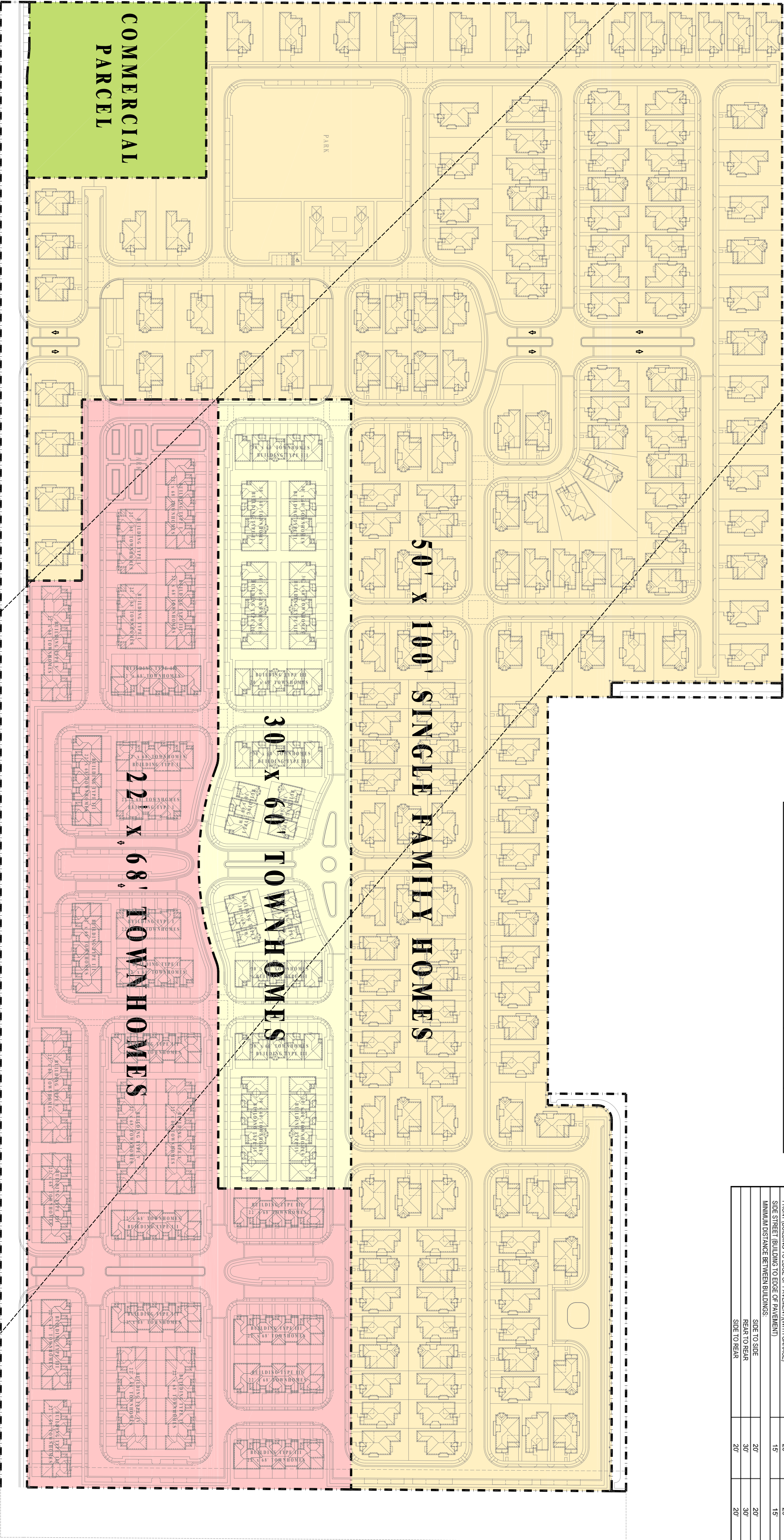


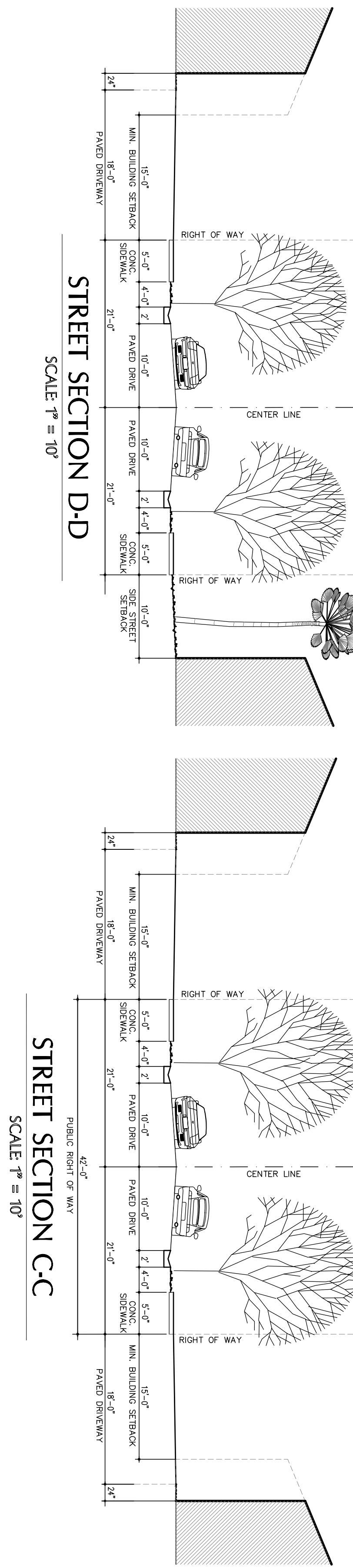
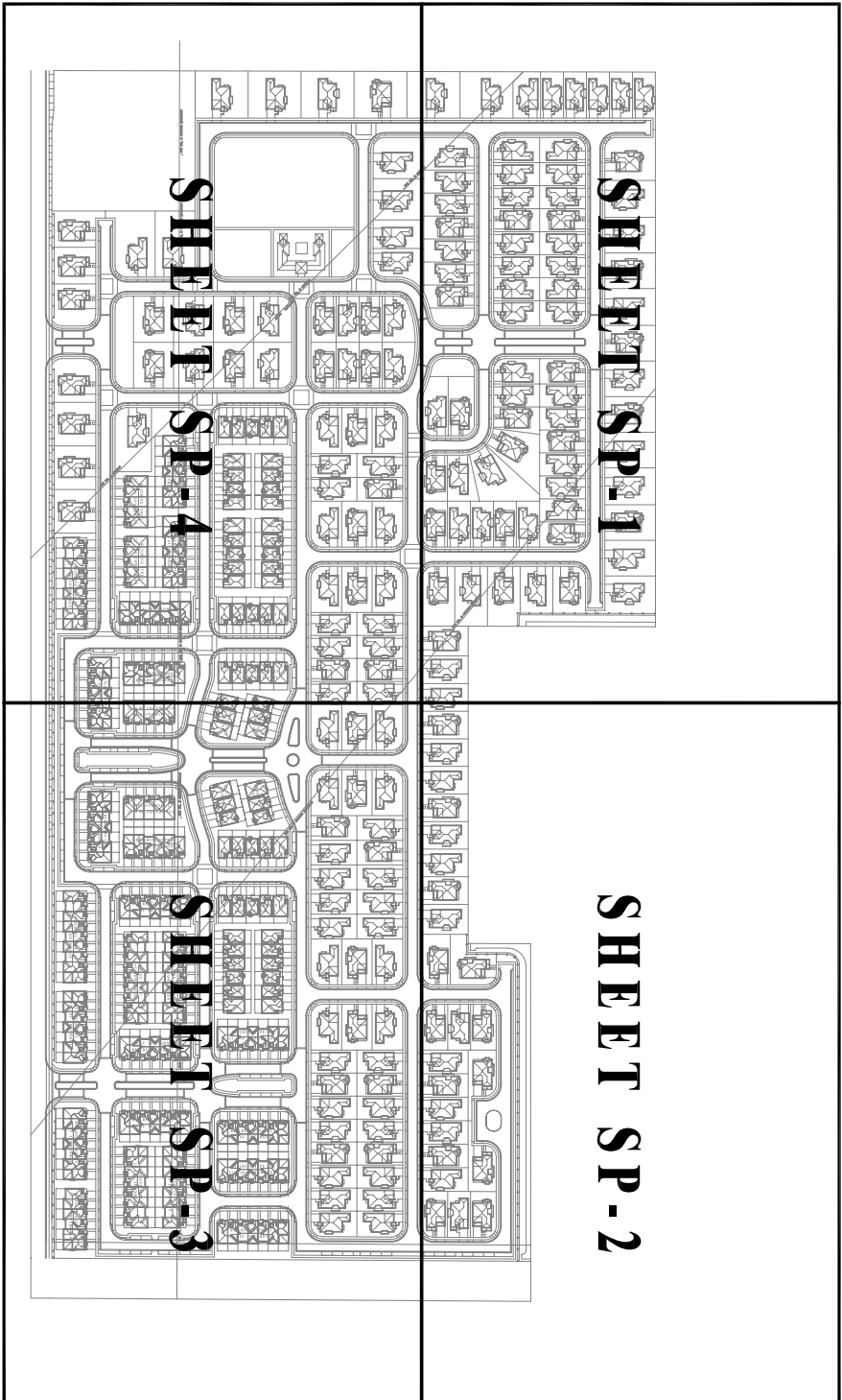
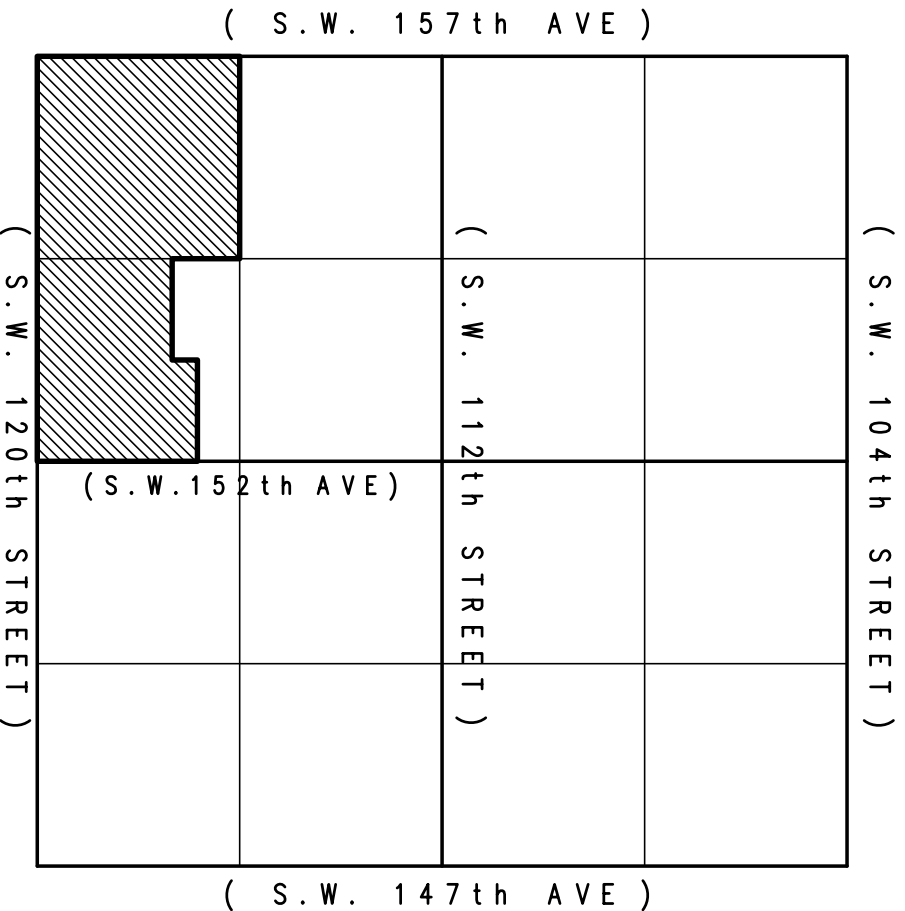
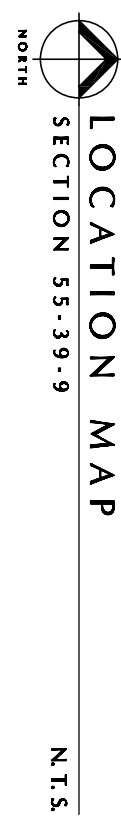
GENERAL DATA			
	S.F.	ACRES	
GROSS AREA	3,041,733	69.899	
COMMERCIAL PARCEL	108,093	2.504	
RESIDENTIAL PARCEL	2,933,640	67.395	
PROPOSED REDEVELOPMENT COMMERCIAL PARCEL	131,809	3.026	
PROPOSED REDEVELOPMENT RESIDENTIAL PARCEL	54,619	1.254	
COMMERCIAL PARCEL	2,803,841	64.348	
RESIDENTIAL PARCEL	1,037,180	23.510	
UNITS (BY PRODUCT TYPE)			
TOWNHOMES			
SINGLE FAMILY HOMES			
UNIT 'A'	3	BEDROOMS	
UNIT 'B'	4	BEDROOMS	
UNIT 'C'	4	BEDROOMS	
TOWNHOMES			
UNIT 'A'	3	BEDROOMS	
UNIT 'B'	3	BEDROOMS	
UNIT 'C'	4	BEDROOMS	
UNIT 'D'	67	UNITS	
UNIT 'A'	3	BEDROOMS	
UNIT 'B'	3	BEDROOMS	
UNIT 'C'	4	BEDROOMS	
TOTAL NUMBER OF UNITS	446	UNITS	
RESIDENTIAL GROSS DENSITY	6.6	UNITS / ACRE	
GROSS AREA UNDER O&L LINE	669,179	13.044	
TOTAL NUMBER OF UNITS UNDER O&L LINE	26	UNITS	
RESIDENTIAL GROSS DENSITY	2.0	UNITS / ACRE	

TOWNHOMES DATA			
RESIDENTIAL BUILDING AREA	397,172	% OF NET AREA	38.35%
UNIT TOWNHOMES	100,960	% OF NET AREA	9.72%
PRIVATE ROADS	201,686	% OF NET AREA	18.45%
PARKING AREAS	15,640	% OF NET AREA	1.51%
STREETS	100,943	% OF NET AREA	9.72%
GREEN OPEN AREAS	220,319	% OF NET AREA	21.24%
TOTAL (= NET AREA TOWNHOMES)	1,037,180	% OF NET AREA	100.00%
OPEN SPACE DATA			
STREETS	100,943	% OF NET AREA	9.72%
GREEN OPEN AREAS	220,319	% OF NET AREA	21.24%
TOTAL	321,162	% OF NET AREA	30.96%
PARKING DATA			
REQUIRED	PROVIDED		
RESIDENTIAL PARKING SPACES	378	378	
2267 TOWNHOMES	378	378	
1320 TOWNHOMES	382	382	
SINGLE FAMILY HOMES	64	115	
VISITOR PARKINGS	956	1007	
TOTAL RESIDENTIAL PARKING SPACE	1338	1395	
AMENITIES PARKING SPACES	4	4	
REGULAR PARKING SPACES	1	1	
HANDICAP PARKING SPACES	3	3	
TOTAL	961	1012	
SETBACK REQUIREMENTS			
REQUIRED	PROVIDED		
FRONT BUILDING TO SIDE OF PARCELOT WITH GARAGE	20'	28'	
SIDE SETBACK TO SIDE OF PARCELOT (WITH GARAGE)	15'	15'	
MINIMUM DISTANCE BETWEEN BUILDINGS	20'	20'	
SIDE TO SIDE	20'	20'	
REAR TO REAR	30'	30'	
SIDE TO REAR	20'	20'	



S.W. 120th STREET

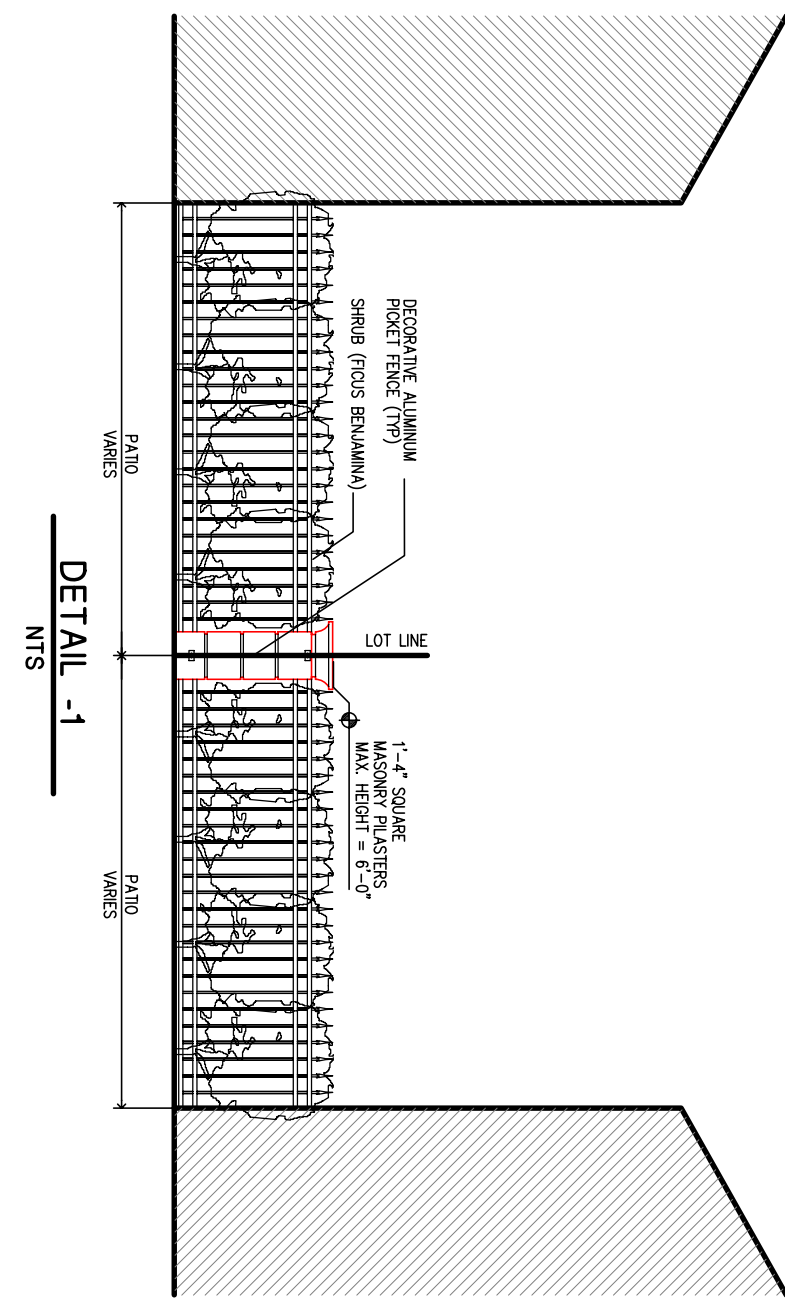
Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.



NOTE No. 1 : ALL FENCES AT INTERSECTIONS TO BE PLACED 1' INSIDE THE LOT, WITH HEDGES AT 25' HEIGHT MAX. FOR SAFE SIGHT DISTANCE. TRAVEL ANY FENCE OR PRIVACY ELEMENT IN CORNER LOTS INSTALLED BY FUTURE RESIDENTS MUST BE ONE FOOT INSIDE THE LOT FOR VISIBILITY.

NOTE No. 2 : THE ENTIRE SITE FALLS WITHIN THE OSZ DISTRICT.

Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.



PRIVACY FENCE (ON PATIOS)
(TYPICAL DETAIL)

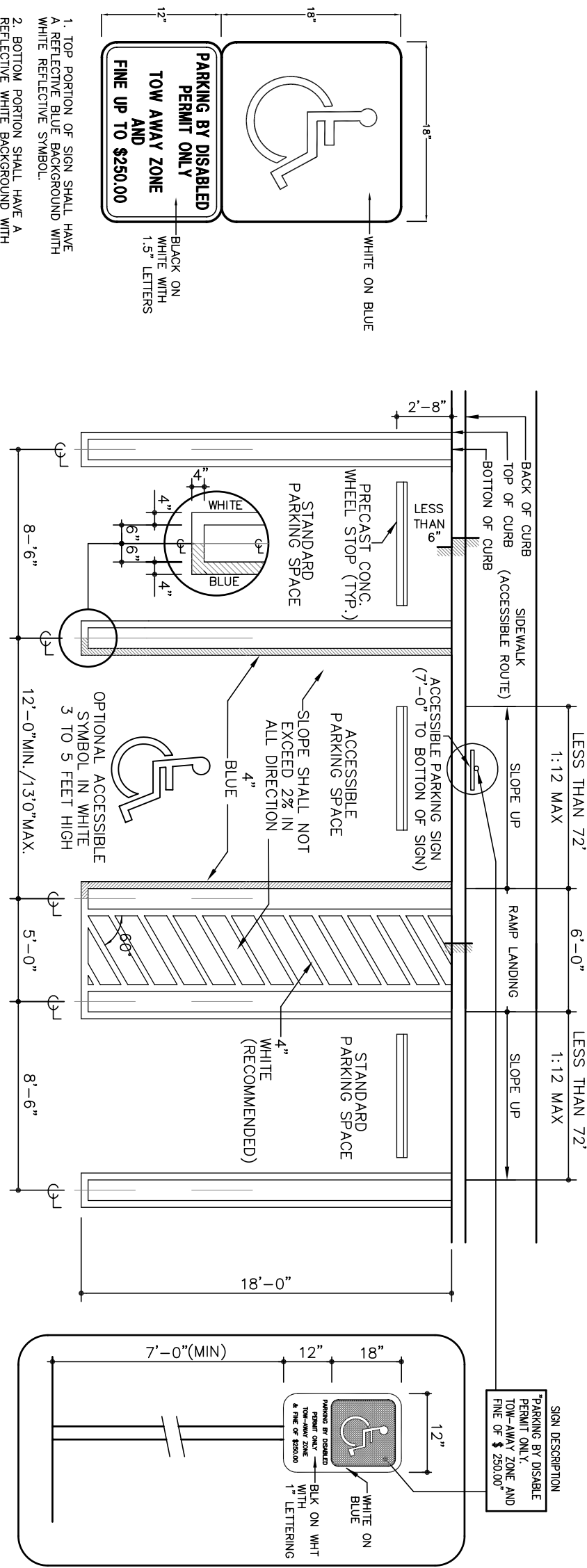
PARALLEL PARKING DETAIL
NOT TO SCALE

HANDICAP
PARKING SYMBOL
N.T.S.

HANDICAPPED PARKING SIGN
N.T.S.

ACCESSIBLE PARKING SPACE FOR DADE COUNTY
SCALE: 1/4" = 1'-0"

TO MEET SFBC, METRO-DADE DPR, FS 553 & ADAAG



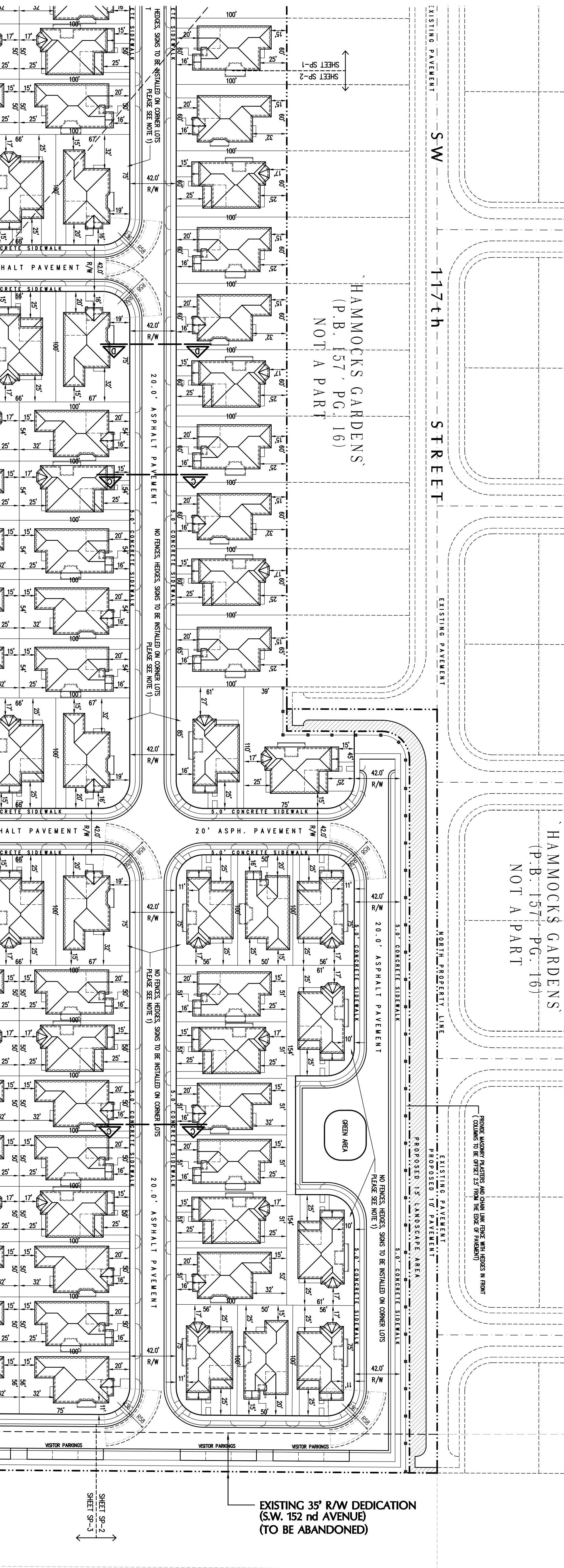
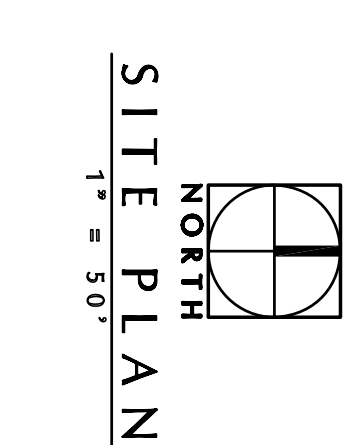
PARALLEL PARKING DETAIL
NOT TO SCALE

HANDICAP
PARKING SYMBOL
N.T.S.

HANDICAPPED PARKING SIGN
N.T.S.

ACCESSIBLE PARKING SPACE FOR DADE COUNTY
SCALE: 1/4" = 1'-0"

TO MEET SFBC, METRO-DADE DPR, FS 553 & ADAAG



Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.

